

# HOUSING NOW

## Ottawa

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: March 2012

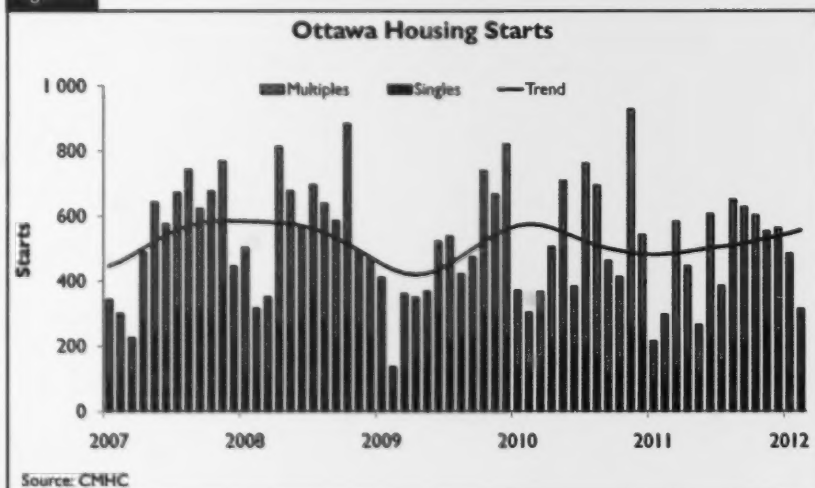
### New Home Market

#### Ottawa Townhome Starts Dominate in February

According to the latest preliminary data released by Canada Mortgage and Housing Corporation (CMHC), housing starts in the Ottawa Census Metropolitan Area (CMA) totalled 314 units in February, compared to 297 units a year ago.

Ottawa's new home market experienced another month of solid activity and is now running at the best year-to-date pace since 2008. February extended the positive demand trend for single-detached homes and townhomes that has been prevalent since late last year. Notably, for the fourth month in a row, townhome builders have been kept busy as this comparatively affordable housing segment continues to lure both first-timers and repeat buyers alike.

Figure 1



\*Ontario part of Ottawa-Gatineau CMA

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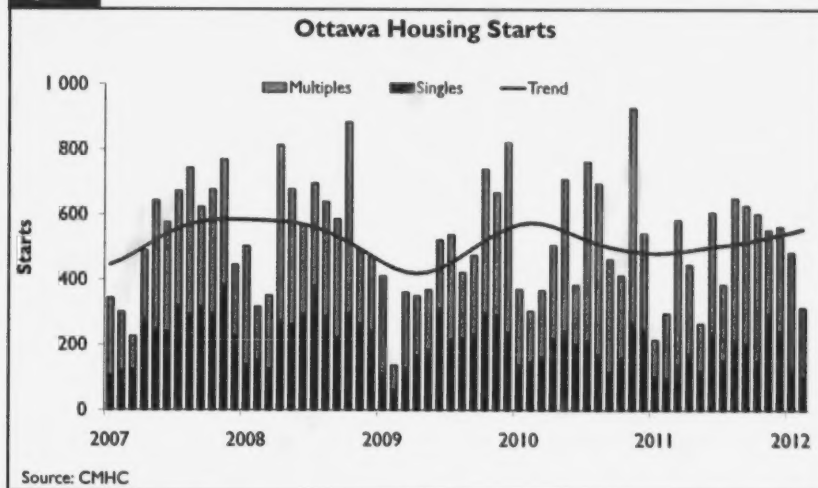
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#### Ottawa Townhome Starts Dominate in February

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Ottawa's new home market experienced another month of solid activity and is now running at the best year-to-date pace since 2008. February extended the positive demand trend for single-detached homes and townhomes that has been prevalent since late last year. Notably, for the fourth month in a row, townhome builders have been kept busy as this comparatively affordable housing segment continues to lure both first-timers and repeat buyers alike.

Figure 1



\*Ontario part of Ottawa-Gatineau CMA

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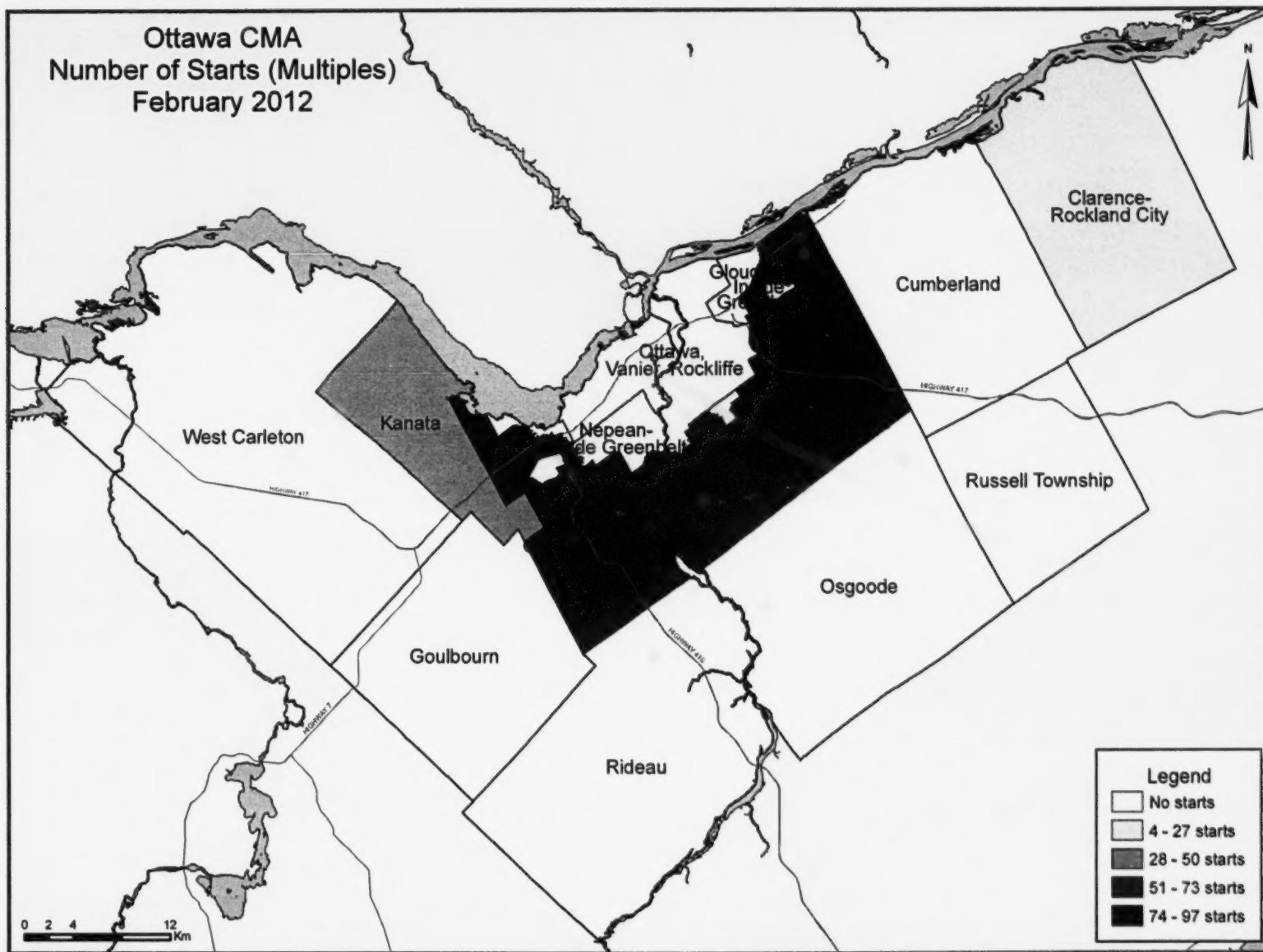
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Despite the positive headline growth, housing starts activity during February was tightly concentrated in suburban Nepean and Gloucester, where three-quarters of all foundations were poured. Building activity in Kanata and

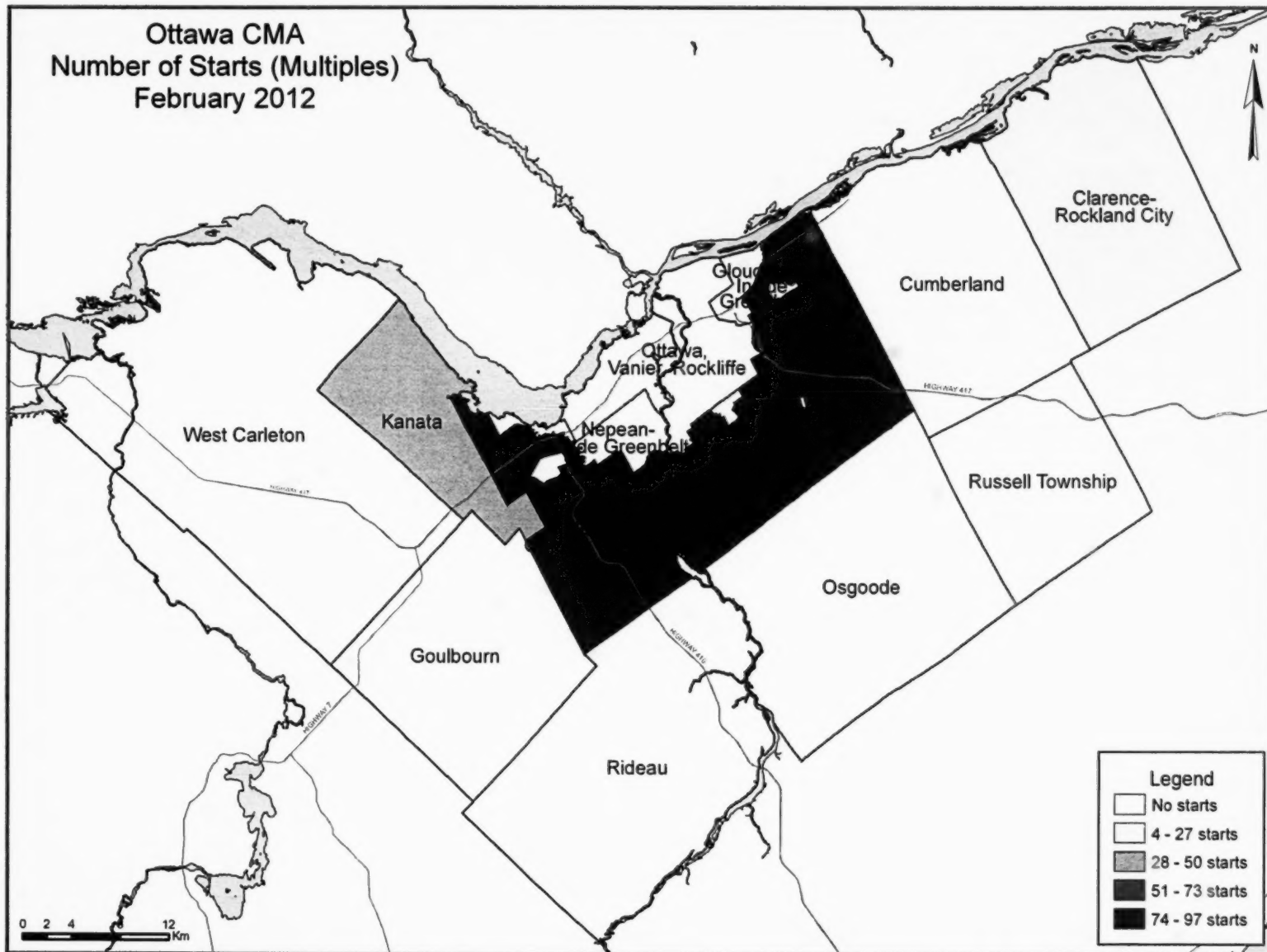
Goulbourn was mostly flat at levels consistent with the historical average for the month, the former with a majority of new row units while the latter adding only new single-family homes. On the other hand, the respite

in condo building in Ottawa's city core and an unusually slow month for builders in Cumberland figured among the weakest spots.

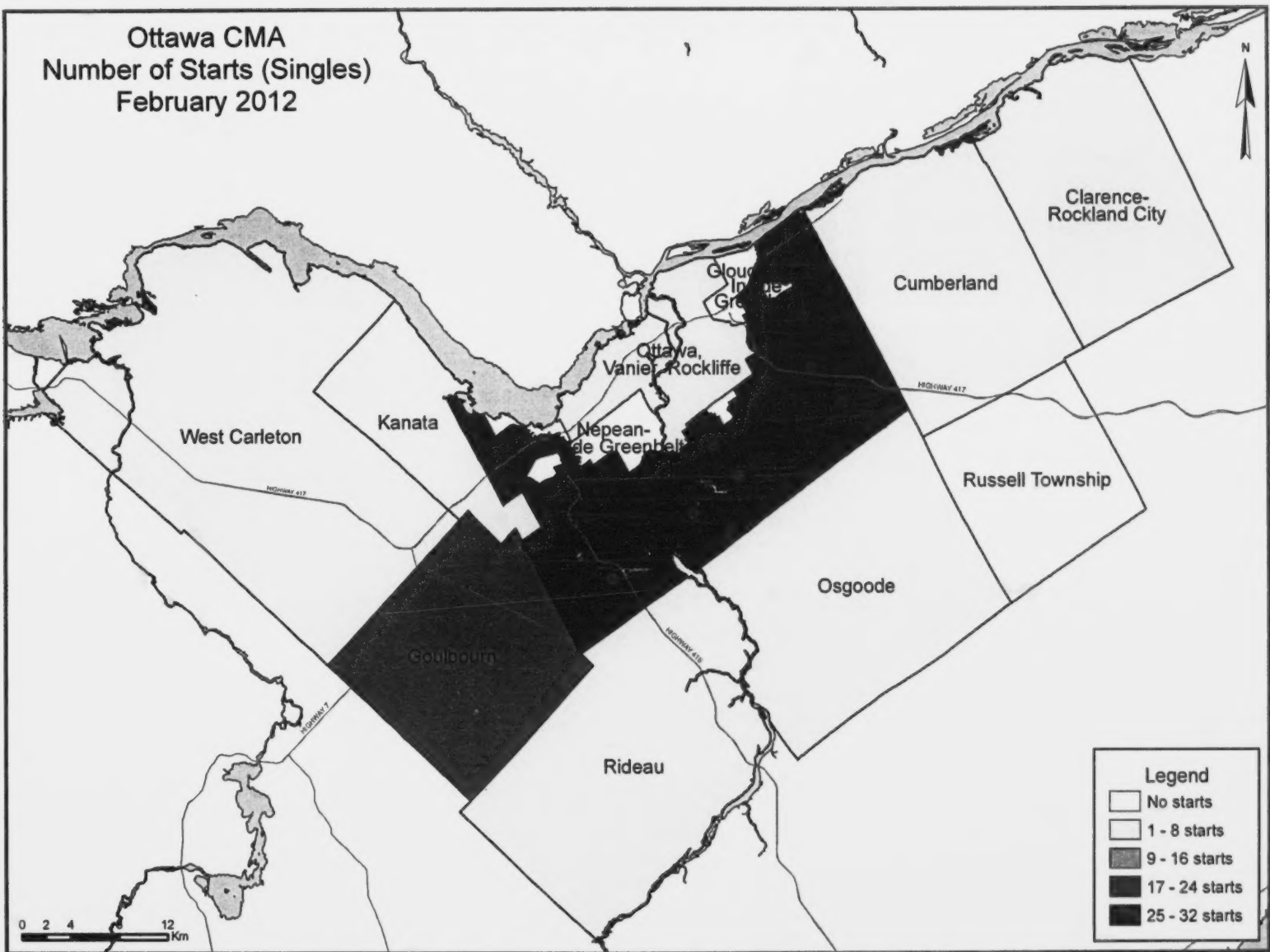


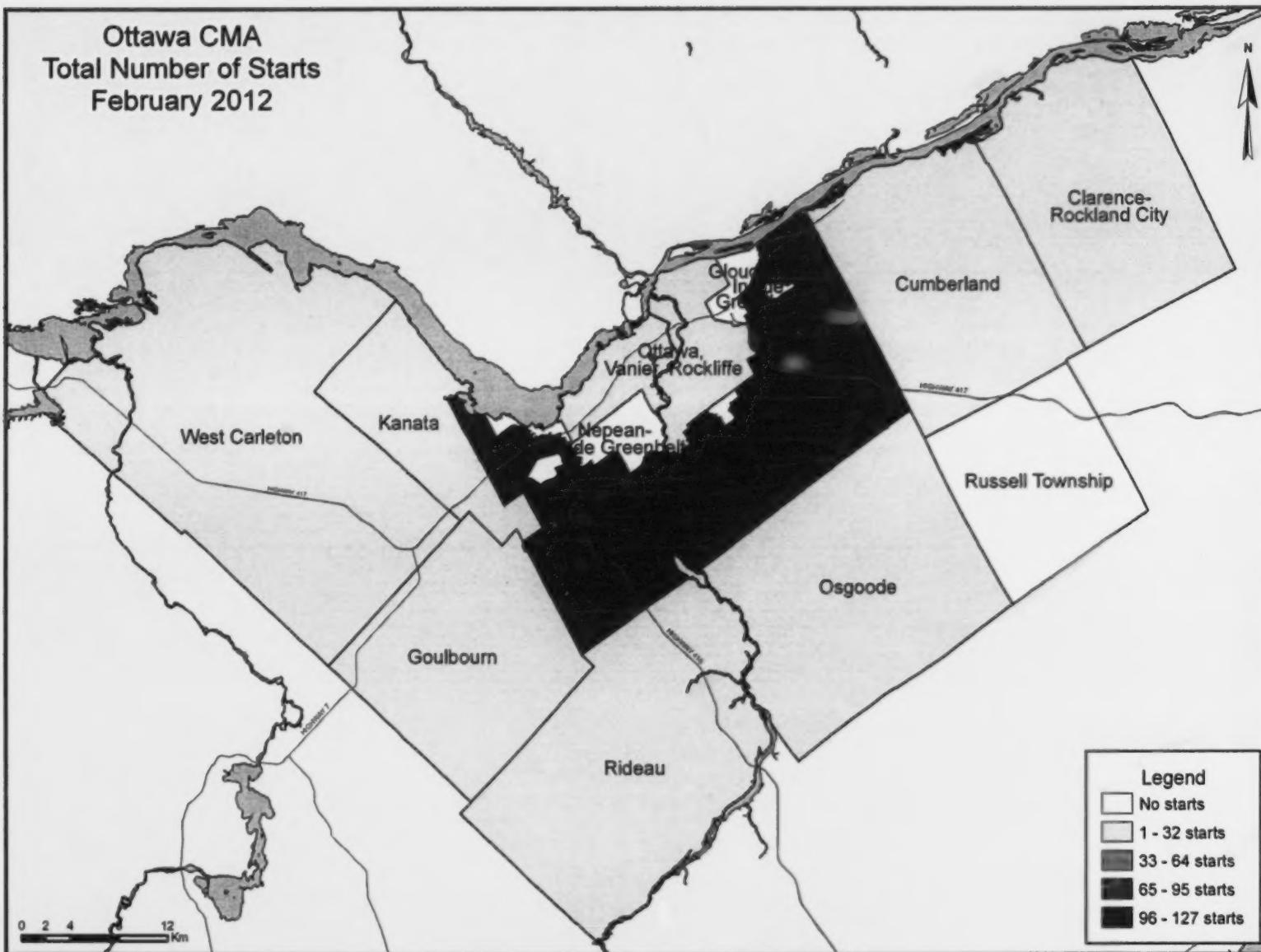


Ottawa CMA  
Number of Starts (Multiples)  
February 2012

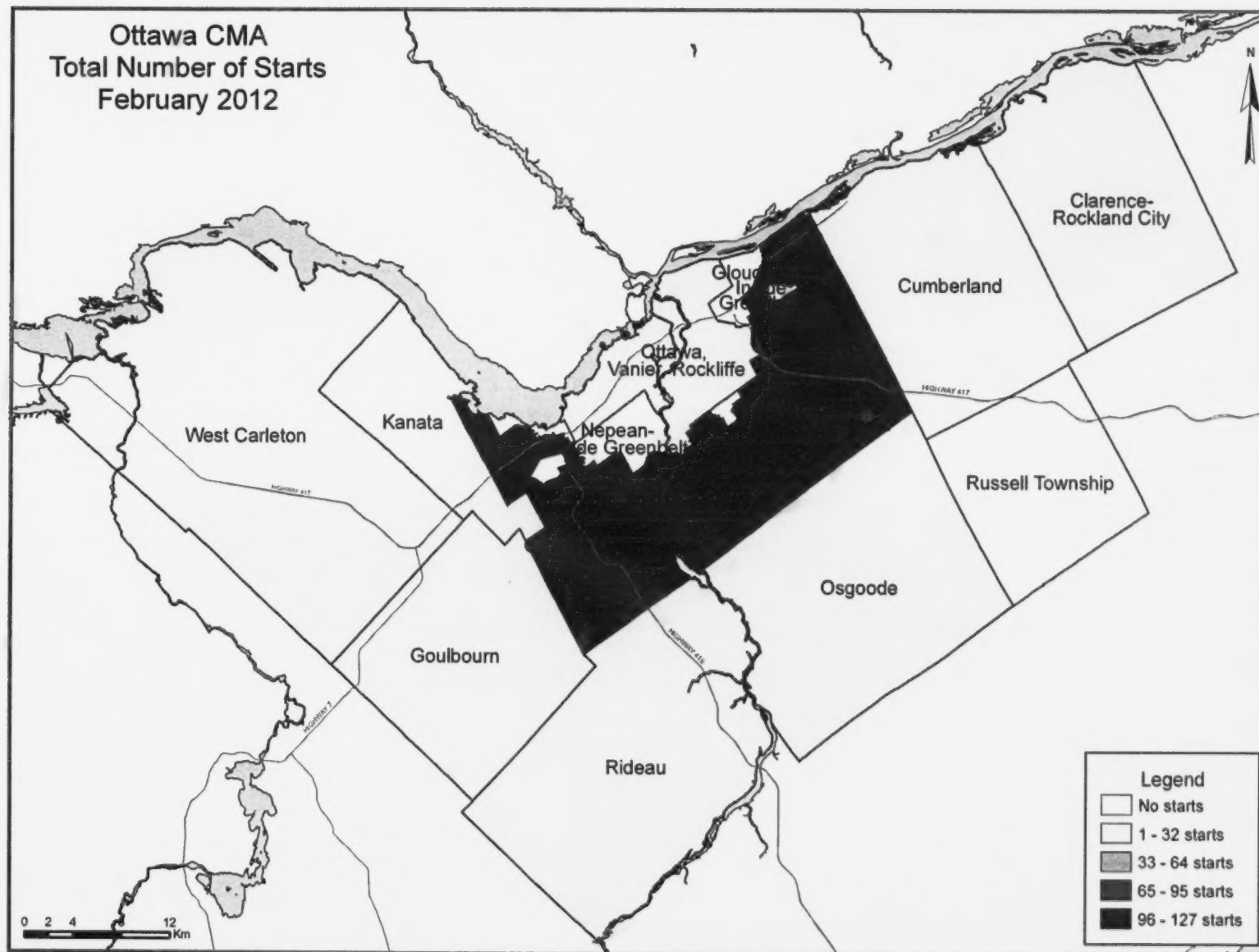


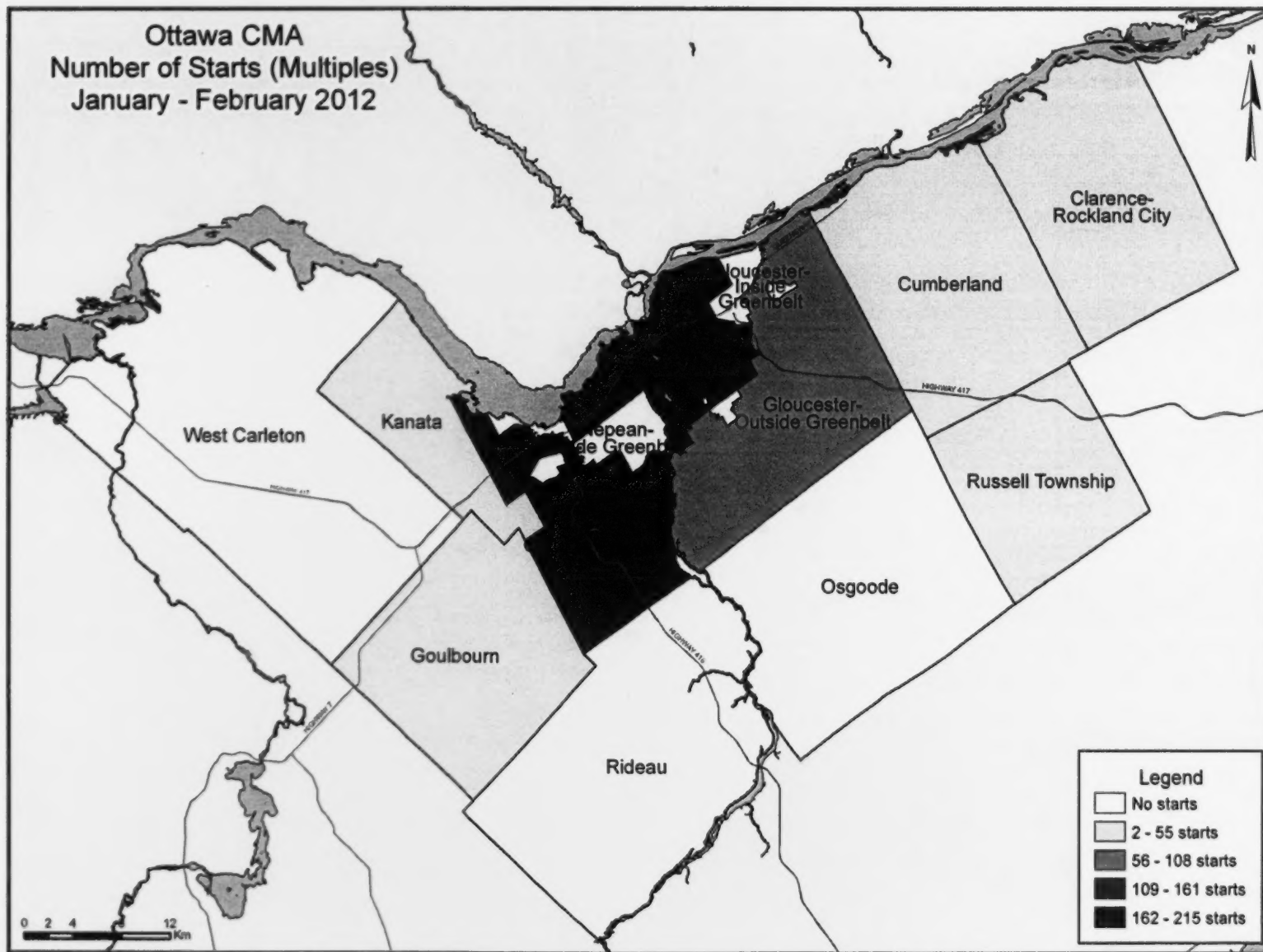




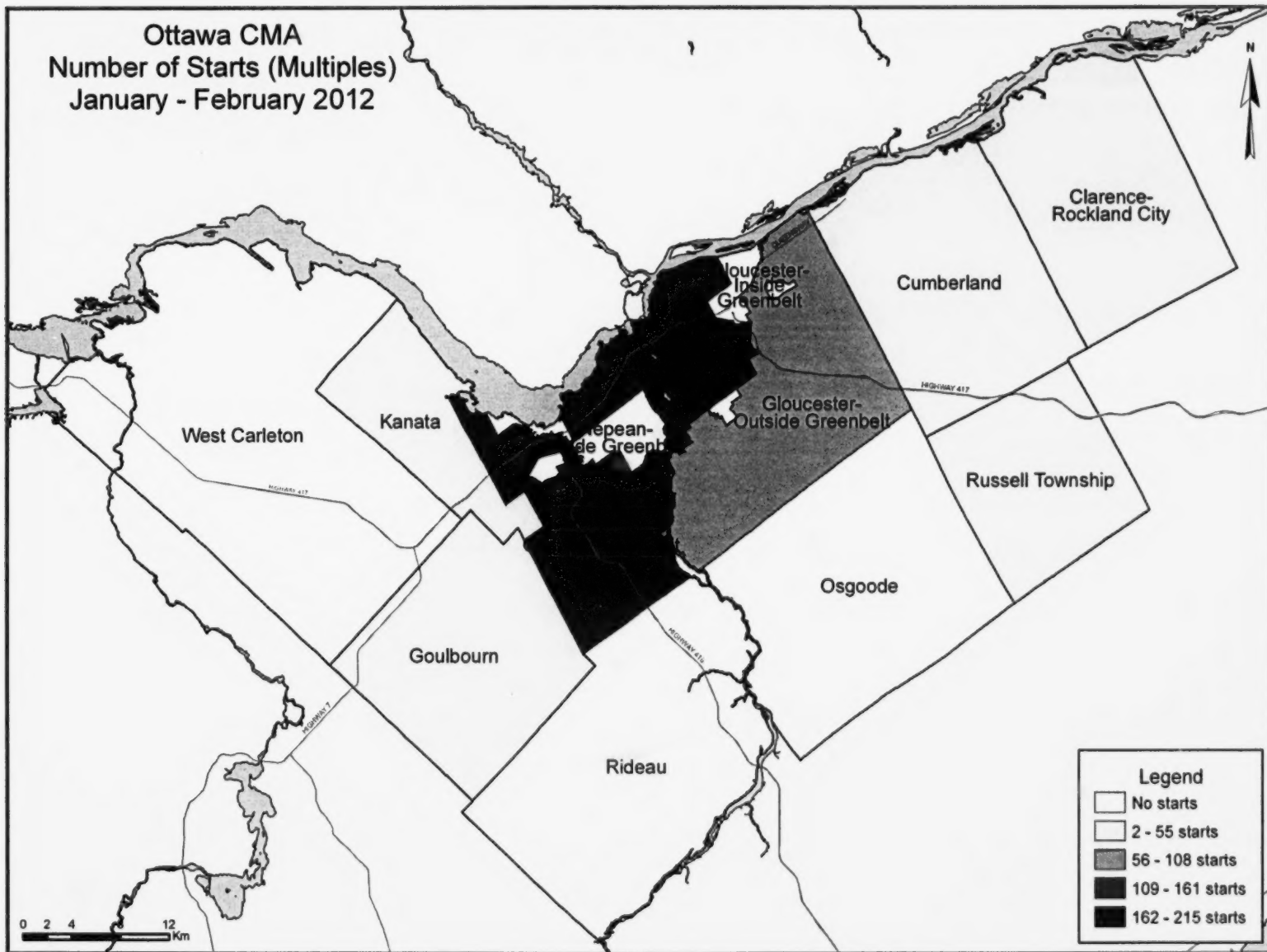


**Ottawa CMA**  
**Total Number of Starts**  
**February 2012**



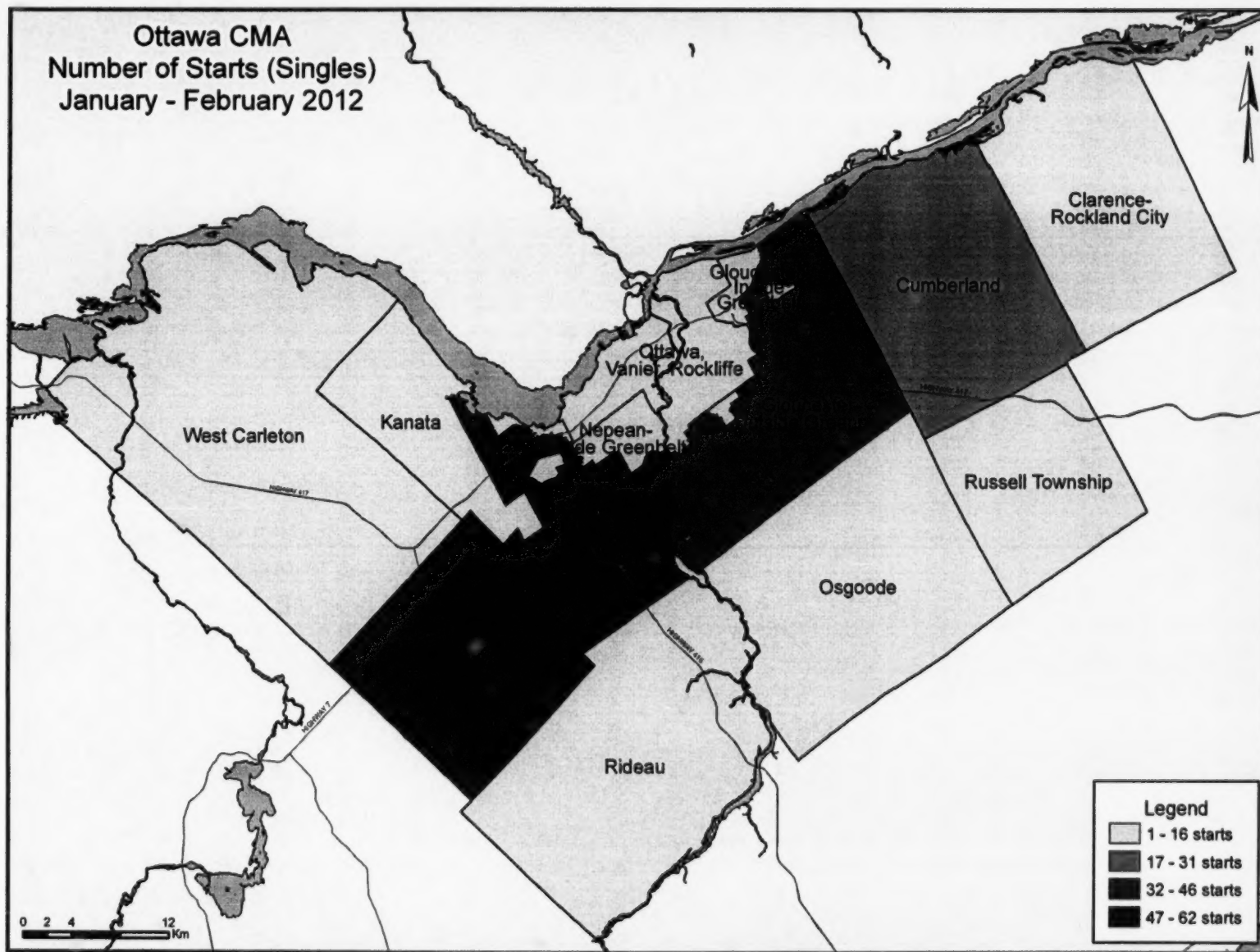


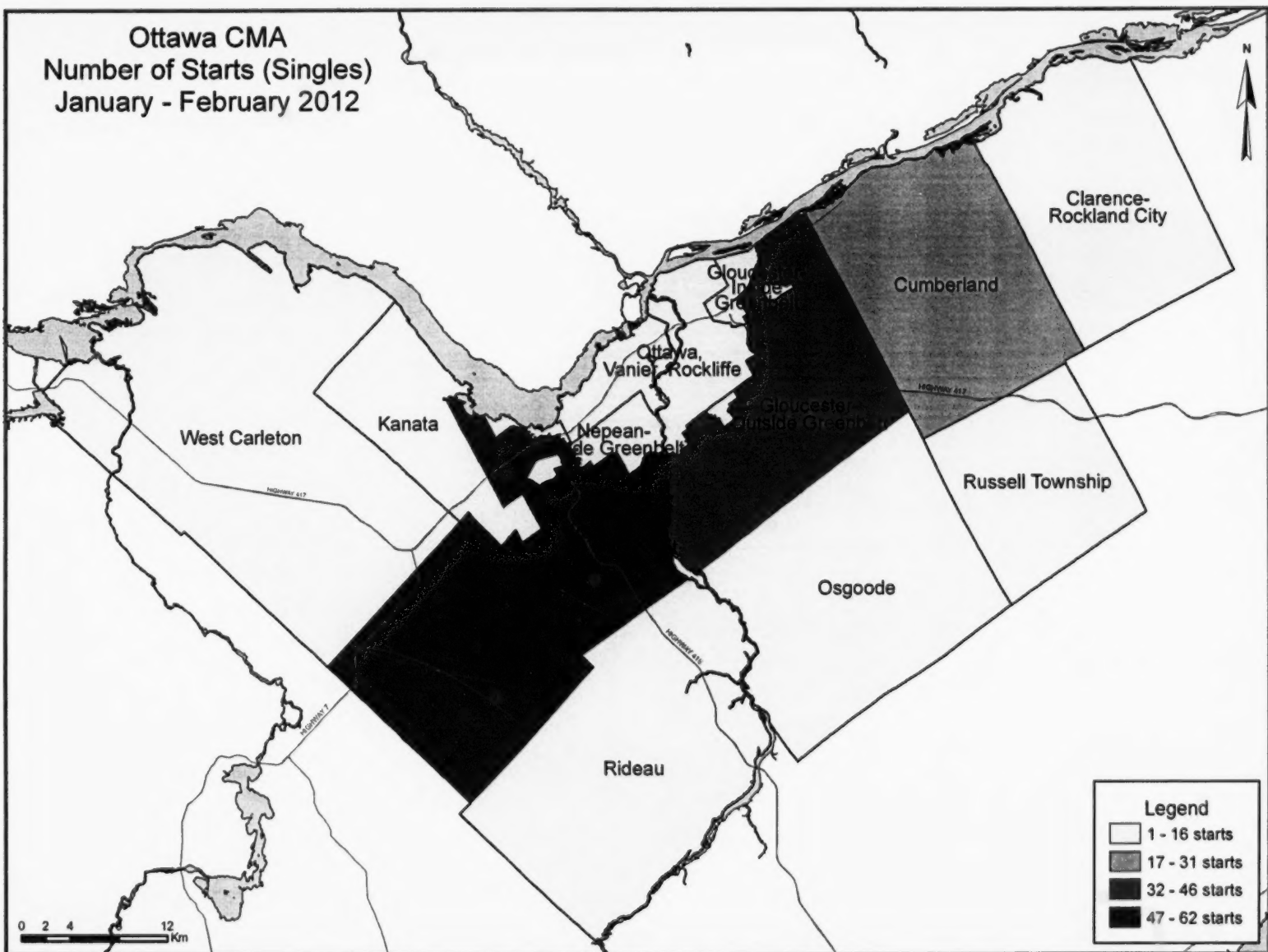
**Ottawa CMA**  
**Number of Starts (Multiples)**  
**January - February 2012**

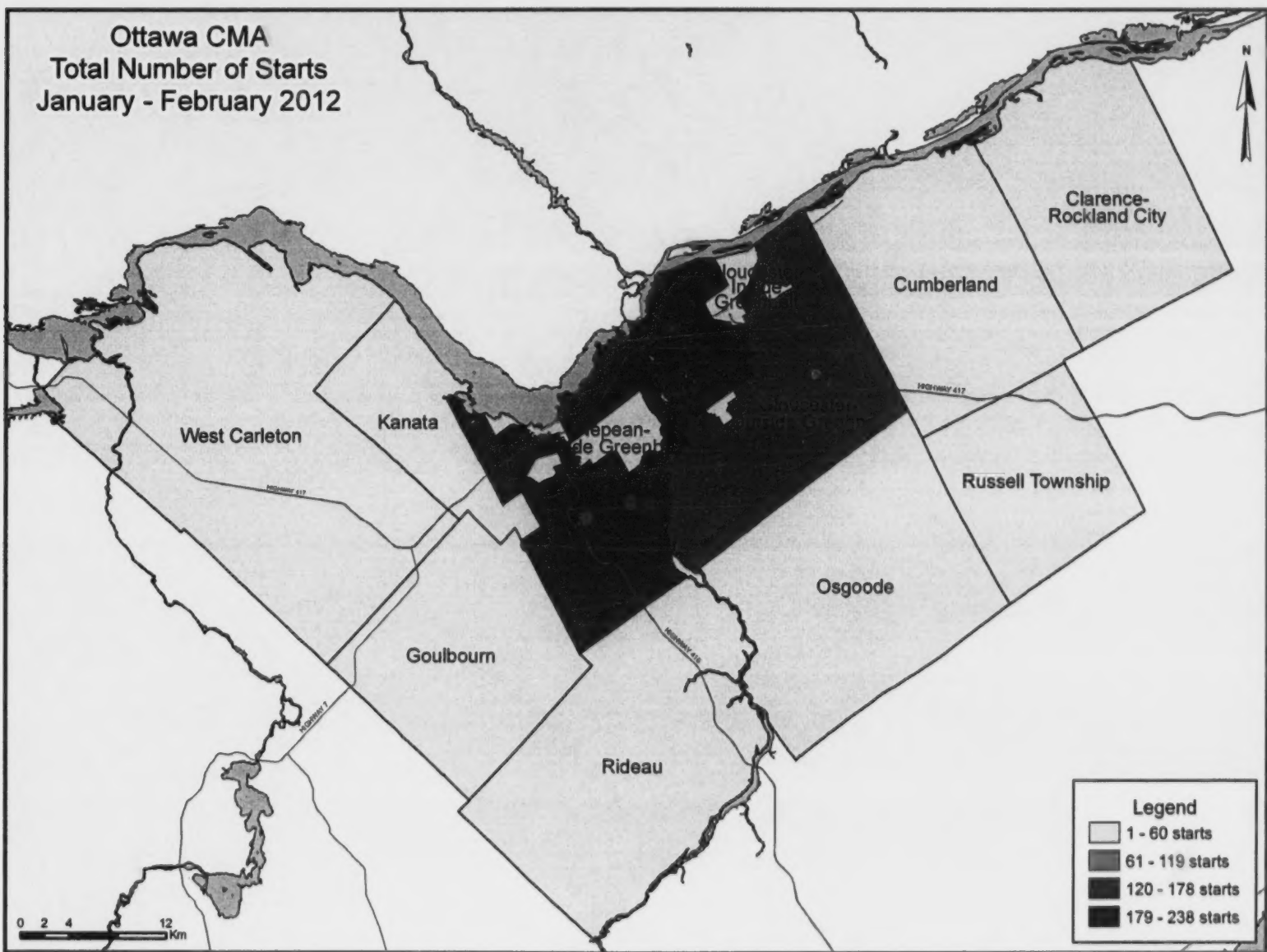




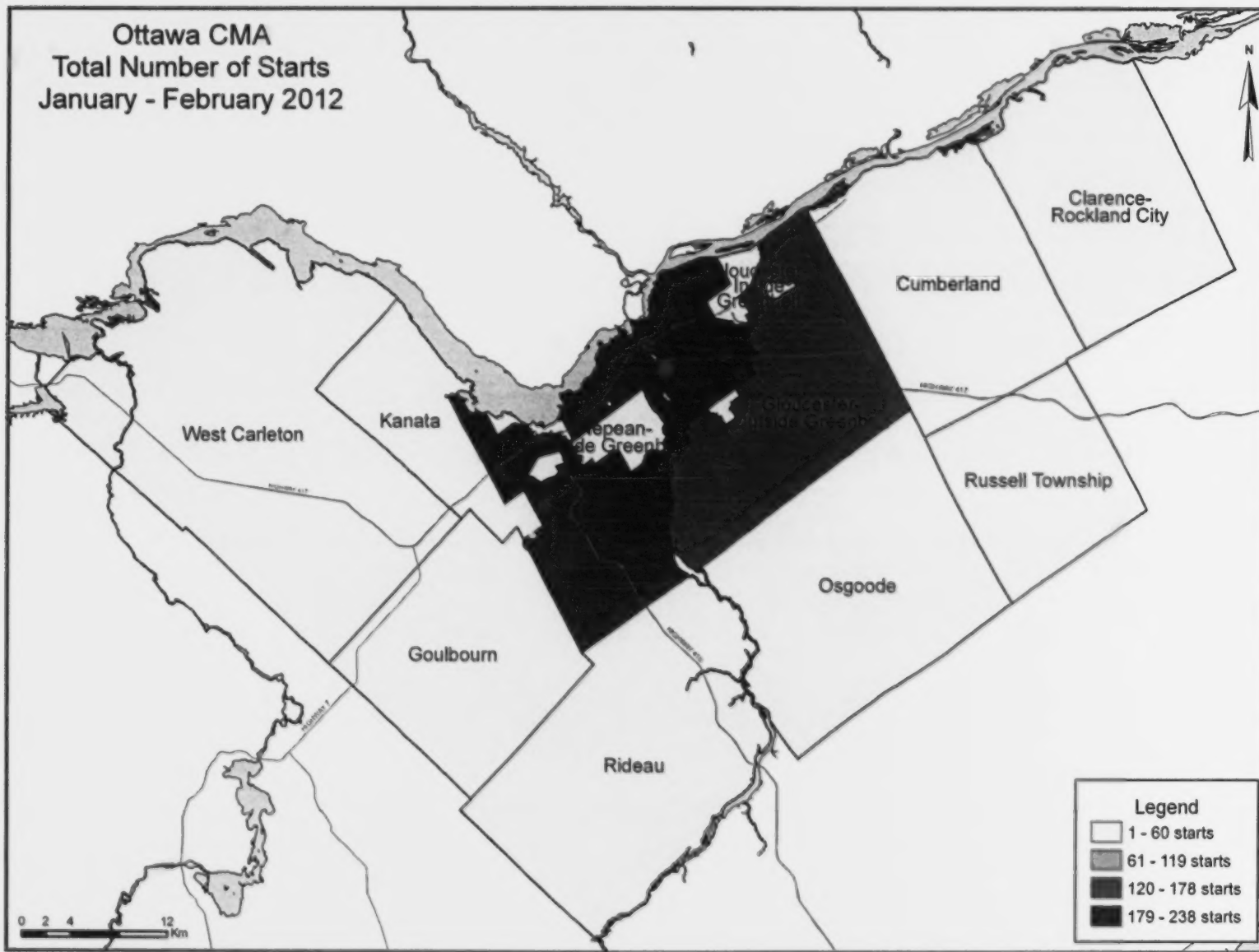
**Ottawa CMA**  
**Number of Starts (Singles)**  
**January - February 2012**







**Ottawa CMA**  
**Total Number of Starts**  
**January - February 2012**



## HOUSING NOW REPORT TABLES

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- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
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- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

### SYMBOLS

- n/a Not applicable
- \* Totals may not add up due to co-operatives and unknown market types
- \*\* Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

**Table 1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion)****February 2012**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
February 2012	108	6	160	0	0	40	0	0	314
February 2011	99	8	107	0	0	82	1	0	297
% Change	9.1	-25.0	49.5	n/a	n/a	-51.2	-100.0	n/a	5.7
Year-to-date 2012	230	20	263	0	0	254	0	31	798
Year-to-date 2011	202	24	158	0	0	128	1	0	513
% Change	13.9	-16.7	66.5	n/a	n/a	98.4	-100.0	n/a	55.6
UNDER CONSTRUCTION									
February 2012	1,159	148	1,273	0	0	1,612	6	198	4,396
February 2011	1,094	158	1,209	0	3	1,810	9	303	4,586
% Change	5.9	-6.3	5.3	n/a	-100.0	-10.5	-33.3	-34.7	-4.1
COMPLETIONS									
February 2012	125	24	173	0	0	84	2	2	410
February 2011	135	12	172	0	0	101	0	53	473
% Change	-7.4	100.0	0.6	n/a	n/a	-16.8	n/a	-96.2	-13.3
Year-to-date 2012	271	54	255	0	0	590	2	148	1,320
Year-to-date 2011	279	62	337	0	16	354	0	53	1,101
% Change	-2.9	-12.9	-24.3	n/a	-100.0	66.7	n/a	179.2	19.9
COMPLETED & NOT ABSORBED									
February 2012	51	38	102	0	3	219	2	149	564
February 2011	31	25	85	0	9	168	1	111	430
% Change	64.5	52.0	20.0	n/a	-66.7	30.4	100.0	34.2	31.2
ABSORBED									
February 2012	123	23	168	0	1	91	2	2	410
February 2011	129	10	173	0	0	100	0	1	413
% Change	-4.7	130.0	-2.9	n/a	n/a	-9.0	n/a	100.0	-0.7
Year-to-date 2012	264	50	259	0	1	495	2	64	1,135
Year-to-date 2011	274	59	341	0	16	315	0	4	1,009
% Change	-3.6	-15.3	-24.0	n/a	-93.8	57.1	n/a	**	12.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)



**Table 1.1: Housing Activity Summary by Submarket**  
**February 2012**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Ottawa City									
February 2012	102	6	156	0	0	40	0	0	304
February 2011	91	8	107	0	0	72	1	0	279
Ottawa, Vanier, Rockcliffe									
February 2012	5	0	0	0	0	0	0	0	5
February 2011	2	4	0	0	0	72	1	0	79
Nepean inside greenbelt									
February 2012	0	0	0	0	0	0	0	0	0
February 2011	0	0	0	0	0	0	0	0	0
Nepean outside greenbelt									
February 2012	30	4	81	0	0	12	0	0	127
February 2011	21	4	29	0	0	0	0	0	54
Gloucester inside greenbelt									
February 2012	0	0	0	0	0	0	0	0	0
February 2011	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
February 2012	32	2	47	0	0	28	0	0	109
February 2011	27	0	7	0	0	0	0	0	34
Kanata									
February 2012	2	0	28	0	0	0	0	0	30
February 2011	11	0	22	0	0	0	0	0	33
Cumberland									
February 2012	2	0	0	0	0	0	0	0	2
February 2011	6	0	36	0	0	0	0	0	42
Goulbourn									
February 2012	22	0	0	0	0	0	0	0	22
February 2011	8	0	13	0	0	0	0	0	21
West Carleton									
February 2012	6	0	0	0	0	0	0	0	6
February 2011	8	0	0	0	0	0	0	0	8
Rideau									
February 2012	2	0	0	0	0	0	0	0	2
February 2011	3	0	0	0	0	0	0	0	3
Osgoode									
February 2012	1	0	0	0	0	0	0	0	1
February 2011	5	0	0	0	0	0	0	0	5
Clarence-Rockland City									
February 2012	6	0	4	0	0	0	0	0	10
February 2011	8	0	0	0	0	10	0	0	18
Russell Township									
February 2012	0	0	0	0	0	0	0	0	0
February 2011	0	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario portion)									
February 2012	108	6	160	0	0	40	0	0	314
February 2011	99	8	107	0	0	82	1	0	297

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)



**Table 1.1: Housing Activity Summary by Submarket**  
**February 2012**

	Ownership						Rental		Total*
	Freehold			Condominium			Single Semi. and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi.	Apt. & Other			
UNDER CONSTRUCTION									
Ottawa City									
February 2012	1,062	140	1,257	0	0	1,574	3	194	4,230
February 2011	998	150	1,191	0	3	1,794	6	255	4,397
Ottawa, Vanier, Rockcliffe									
February 2012	77	46	37	0	0	705	3	125	993
February 2011	63	64	34	0	3	1,201	1	40	1,406
Nepean inside greenbelt									
February 2012	14	2	55	0	0	16	0	69	156
February 2011	11	10	28	0	0	16	0	69	134
Nepean outside greenbelt									
February 2012	301	44	345	0	0	490	0	0	1,180
February 2011	271	58	262	0	0	261	0	0	852
Gloucester inside greenbelt									
February 2012	5	0	31	0	0	44	0	0	80
February 2011	8	4	34	0	0	0	5	0	51
Gloucester outside greenbelt									
February 2012	87	18	125	0	0	112	0	0	342
February 2011	103	8	162	0	0	88	0	0	361
Kanata									
February 2012	65	24	323	0	0	10	0	0	422
February 2011	125	2	357	0	0	56	0	146	686
Cumberland									
February 2012	167	0	183	0	0	145	0	0	495
February 2011	124	2	185	0	0	148	0	0	459
Goulbourn									
February 2012	228	2	71	0	0	52	0	0	353
February 2011	129	0	119	0	0	24	0	0	272
West Carleton									
February 2012	62	4	17	0	0	0	0	0	83
February 2011	63	0	10	0	0	0	0	0	73
Rideau									
February 2012	18	0	0	0	0	0	0	0	18
February 2011	21	0	0	0	0	0	0	0	21
Osgoode									
February 2012	38	0	70	0	0	0	0	0	108
February 2011	80	2	0	0	0	0	0	0	82
Clarence-Rockland City									
February 2012	81	2	16	0	0	38	3	0	140
February 2011	85	8	18	0	0	10	3	44	168
Russell Township									
February 2012	16	6	0	0	0	0	0	4	26
February 2011	11	0	0	0	0	6	0	4	21
Ottawa-Gatineau CMA (Ontario portion)									
February 2012	1,159	148	1,273	0	0	1,612	6	198	4,396
February 2011	1,094	158	1,209	0	3	1,810	9	303	4,586

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.1: Housing Activity Summary by Submarket**  
**February 2012**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Ottawa City									
February 2012	122	24	173	0	0	84	2	0	405
February 2011	115	12	172	0	0	101	0	53	453
Ottawa, Vanier, Rockcliffe									
February 2012	6	8	3	0	0	72	2	0	91
February 2011	3	4	0	0	0	12	0	53	72
Nepean inside greenbelt									
February 2012	2	0	0	0	0	0	0	0	2
February 2011	3	0	0	0	0	0	0	0	3
Nepean outside greenbelt									
February 2012	30	6	63	0	0	12	0	0	111
February 2011	7	2	55	0	0	0	0	0	64
Gloucester inside greenbelt									
February 2012	0	0	0	0	0	0	0	0	0
February 2011	2	0	0	0	0	0	0	0	2
Gloucester outside greenbelt									
February 2012	7	4	58	0	0	0	0	0	69
February 2011	24	0	0	0	0	0	0	0	24
Kanata									
February 2012	17	6	3	0	0	0	0	0	26
February 2011	11	2	74	0	0	0	0	0	87
Cumberland									
February 2012	15	0	20	0	0	0	0	0	35
February 2011	14	0	35	0	0	89	0	0	138
Goulbourn									
February 2012	13	0	0	0	0	0	0	0	13
February 2011	28	4	8	0	0	0	0	0	40
West Carleton									
February 2012	10	0	0	0	0	0	0	0	10
February 2011	10	0	0	0	0	0	0	0	10
Rideau									
February 2012	7	0	0	0	0	0	0	0	7
February 2011	5	0	0	0	0	0	0	0	5
Osgoode									
February 2012	15	0	26	0	0	0	0	0	41
February 2011	8	0	0	0	0	0	0	0	8
Clarence-Rockland City									
February 2012	3	0	0	0	0	0	0	2	5
February 2011	18	0	0	0	0	0	0	0	18
Russell Township									
February 2012	0	0	0	0	0	0	0	0	0
February 2011	2	0	0	0	0	0	0	0	2
Ottawa-Gatineau CMA (Ontario portion)									
February 2012	125	24	173	0	0	84	2	2	410
February 2011	135	12	172	0	0	101	0	53	473

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket

February 2012

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Ottawa City									
February 2012	47	38	98	0	3	217	2	142	547
February 2011	30	25	85	0	9	156	1	111	417
Ottawa, Vanier, Rockcliffe									
February 2012	11	12	3	0	2	151	0	0	179
February 2011	7	6	8	0	8	110	0	53	192
Naperville inside greenbelt									
February 2012	0	3	1	0	0	1	0	4	9
February 2011	0	0	0	0	0	0	0	4	4
Naperville outside greenbelt									
February 2012	6	12	22	0	1	36	1	0	78
February 2011	2	3	20	0	1	18	1	0	45
Guelph inside greenbelt									
February 2012	1	0	2	0	0	1	1	0	5
February 2011	0	0	4	0	0	4	0	0	8
Guelph outside greenbelt									
February 2012	4	4	24	0	0	1	0	0	33
February 2011	13	9	22	0	0	0	0	0	44
Kanata									
February 2012	2	5	22	0	0	2	0	138	169
February 2011	2	5	19	0	0	2	0	54	82
Cumberland									
February 2012	17	1	3	0	0	19	0	0	40
February 2011	5	0	2	0	0	17	0	0	24
Goulbourn									
February 2012	2	1	11	0	0	6	0	0	20
February 2011	0	2	9	0	0	0	0	0	11
West Carleton									
February 2012	2	0	3	0	0	0	0	0	5
February 2011	0	0	1	0	0	0	0	0	1
Rideau									
February 2012	0	0	0	0	0	0	0	0	0
February 2011	0	0	0	0	0	0	0	0	0
Osgoode									
February 2012	2	0	7	0	0	0	0	0	9
February 2011	1	0	0	0	0	0	0	0	1
Clarence-Rockland City									
February 2012	4	0	4	0	0	0	0	7	15
February 2011	1	0	0	0	0	12	0	0	13
Pasadena Township									
February 2012	0	0	0	0	0	2	0	0	2
February 2011	0	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario portion)									
February 2012	51	38	102	0	3	219	2	149	564
February 2011	31	25	85	0	9	168	1	111	430

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.1: Housing Activity Summary by Submarket**  
**February 2012**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Ottawa City									
February 2012	120	23	168	0	1	91	2	0	405
February 2011	109	10	173	0	0	100	0	1	393
Ottawa, Vanier, Rockcliffe									
February 2012	7	8	2	0	1	79	2	0	99
February 2011	3	3	0	0	0	18	0	0	24
Nepean inside greenbelt									
February 2012	2	0	0	0	0	2	0	0	4
February 2011	3	0	0	0	0	0	0	0	3
Nepean outside greenbelt									
February 2012	27	4	65	0	0	10	0	0	106
February 2011	7	1	53	0	0	4	0	0	65
Gloucester inside greenbelt									
February 2012	0	0	0	0	0	0	0	0	0
February 2011	3	0	0	0	0	1	0	0	4
Gloucester outside greenbelt									
February 2012	5	5	57	0	0	0	0	0	67
February 2011	18	1	0	0	0	0	0	0	19
Kanata									
February 2012	17	6	3	0	0	0	0	0	26
February 2011	11	2	71	0	0	0	0	1	85
Cumberland									
February 2012	18	0	20	0	0	0	0	0	38
February 2011	13	0	43	0	0	72	0	0	128
Goulbourn									
February 2012	13	0	0	0	0	0	0	0	13
February 2011	28	3	6	0	0	0	0	0	37
West Carleton									
February 2012	10	0	0	0	0	0	0	0	10
February 2011	10	0	0	0	0	0	0	0	10
Rideau									
February 2012	7	0	0	0	0	0	0	0	7
February 2011	5	0	0	0	0	0	0	0	5
Osgoode									
February 2012	14	0	21	0	0	0	0	0	35
February 2011	8	0	0	0	0	0	0	0	8
Clarence-Rockland City									
February 2012	3	0	0	0	0	0	0	2	5
February 2011	18	0	0	0	0	0	0	0	18
Russell Township									
February 2012	0	0	0	0	0	0	0	0	0
February 2011	2	0	0	0	0	0	0	0	2
Ottawa-Gatineau CMA (Ontario portion)									
February 2012	123	23	168	0	1	91	2	2	410
February 2011	129	10	173	0	0	100	0	1	413

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion)

2002 - 2011

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2011	2,134	360	1,849	0	0	1,354	1	91	5,794
% Change	-7.3	-0.6	-4.0	n/a	-100.0	-10.3	-94.1	-70.0	-10.1
2010	2,302	362	1,926	0	27	1,509	17	303	6,446
% Change	-6.8	23.5	1.6	n/a	125.0	62.8	-43.3	62.9	10.9
2009	2,471	293	1,895	0	12	927	30	186	5,814
% Change	-16.4	38.9	-10.1	n/a	-80.0	-38.2	**	17.0	-16.9
2008	2,956	211	2,109	0	60	1,501	2	159	6,998
% Change	-0.6	-27.7	12.2	n/a	-39.4	42.0	-75.0	-19.7	7.6
2007	2,973	292	1,879	0	99	1,057	8	198	6,506
% Change	19.9	-23.8	22.7	n/a	-47.6	-10.7	-90.5	**	10.7
2006	2,480	383	1,532	0	189	1,183	84	24	5,875
% Change	5.5	29.4	24.7	n/a	-34.8	86.6	104.9	-59.3	17.9
2005	2,350	296	1,229	0	290	634	41	59	4,982
% Change	-27.6	-10.3	-35.1	n/a	-28.2	-39.6	-76.8	-59.6	-31.2
2004	3,244	330	1,893	0	404	1,049	177	146	7,243
% Change	6.2	-7.6	-11.5	n/a	**	105.3	185.5	-25.9	13.5
2003	3,054	357	2,138	0	42	511	62	197	6,381
% Change	-19.8	13.7	18.7	n/a	200.0	-31.6	-67.2	-78.7	-18.2
2002	3,806	314	1,801	0	14	747	189	924	7,796

Source: CMHC (Starts and Completions Survey)



**Table 2: Starts by Submarket and by Dwelling Type**  
February 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011	% Change
Ottawa City	102	91	6	9	156	107	40	72	304	279	9.0
Ottawa, Vanier, Rockcliffe	5	2	0	5	0	0	0	72	5	79	-93.7
Nepean inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Nepean outside greenbelt	30	21	4	4	81	29	12	0	127	54	135.2
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	32	27	2	0	47	7	28	0	109	34	**
Kanata	2	11	0	0	28	22	0	0	30	33	-9.1
Cumberland	2	6	0	0	0	36	0	0	2	42	-95.2
Goulbourn	22	8	0	0	0	13	0	0	22	21	4.8
West Carleton	6	8	0	0	0	0	0	0	6	8	-25.0
Rideau	2	3	0	0	0	0	0	0	2	3	-33.3
Osgoode	1	5	0	0	0	0	0	0	1	5	-80.0
Clarence-Rockland City	6	8	0	0	4	0	0	10	10	18	-44.4
Russell Township	0	0	0	0	0	0	0	0	0	0	n/a
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>108</b>	<b>99</b>	<b>6</b>	<b>9</b>	<b>160</b>	<b>107</b>	<b>40</b>	<b>82</b>	<b>314</b>	<b>297</b>	<b>5.7</b>

**Table 2.1: Starts by Submarket and by Dwelling Type**  
January - February 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Ottawa City	220	192	18	25	259	158	275	112	772	487	58.5
Ottawa, Vanier, Rockcliffe	8	4	4	15	0	11	211	88	223	118	89.0
Nepean inside greenbelt	2	0	0	0	0	0	0	0	2	0	n/a
Nepean outside greenbelt	62	53	10	10	154	34	12	0	238	97	145.4
Gloucester inside greenbelt	1	0	0	0	0	0	0	0	1	0	n/a
Gloucester outside greenbelt	44	37	2	0	59	11	28	0	133	48	177.1
Kanata	11	24	0	0	36	48	0	0	47	72	-34.7
Cumberland	22	20	0	0	10	36	24	24	56	80	-30.0
Goulbourn	51	25	2	0	0	18	0	0	53	43	23.3
West Carleton	11	11	0	0	0	0	0	0	11	11	0.0
Rideau	2	7	0	0	0	0	0	0	2	7	-71.4
Osgoode	6	11	0	0	0	0	0	0	6	11	-45.5
Clarence-Rockland City	7	8	0	0	4	0	10	10	21	18	16.7
Russell Township	3	2	2	0	0	0	0	6	5	8	-37.5
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>230</b>	<b>202</b>	<b>20</b>	<b>25</b>	<b>263</b>	<b>158</b>	<b>285</b>	<b>128</b>	<b>798</b>	<b>513</b>	<b>55.6</b>

Source: CMHC (Starts and Completions Survey)

**Table 1.2: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion)**  
**2002 - 2011**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2011	2,134	360	1,849	0	0	1,354	1	91	5,794
% Change	-7.3	-0.6	-4.0	n/a	-100.0	-10.3	-94.1	-70.0	-10.1
2010	2,302	362	1,926	0	27	1,509	17	303	6,446
% Change	-6.8	23.5	1.6	n/a	125.0	62.8	-43.3	62.9	10.9
2009	2,471	293	1,895	0	12	927	30	186	5,814
% Change	-16.4	38.9	-10.1	n/a	-80.0	-38.2	**	17.0	-16.9
2008	2,956	211	2,109	0	60	1,501	2	159	6,998
% Change	-0.6	-27.7	12.2	n/a	-39.4	42.0	-75.0	-19.7	7.6
2007	2,973	292	1,879	0	99	1,057	8	198	6,506
% Change	19.9	-23.8	22.7	n/a	-47.6	-10.7	-90.5	**	10.7
2006	2,480	383	1,532	0	189	1,183	84	24	5,875
% Change	5.5	29.4	24.7	n/a	-34.8	86.6	104.9	-59.3	17.9
2005	2,350	296	1,229	0	290	634	41	59	4,982
% Change	-27.6	-10.3	-35.1	n/a	-28.2	-39.6	-76.8	-59.6	-31.2
2004	3,244	330	1,893	0	404	1,049	177	146	7,243
% Change	6.2	-7.6	-11.5	n/a	**	105.3	185.5	-25.9	13.5
2003	3,054	357	2,138	0	42	511	62	197	6,381
% Change	-19.8	13.7	18.7	n/a	200.0	-31.6	-67.2	-78.7	-18.2
2002	3,806	314	1,801	0	14	747	189	924	7,796

Source: CMHC (Starts and Completions Survey)



**Table 2: Starts by Submarket and by Dwelling Type**  
**February 2012**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011	% Change
Ottawa City	102	91	6	9	156	107	40	72	304	279	9.0
Ottawa, Vanier, Rockcliffe	5	2	0	5	0	0	0	72	5	79	-93.7
Nepean inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Nepean outside greenbelt	30	21	4	4	81	29	12	0	127	54	135.2
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	32	27	2	0	47	7	28	0	109	34	**
Kanata	2	11	0	0	28	22	0	0	30	33	-9.1
Cumberland	2	6	0	0	0	36	0	0	2	42	-95.2
Goulbourn	22	8	0	0	0	13	0	0	22	21	4.8
West Carleton	6	8	0	0	0	0	0	0	6	8	-25.0
Rideau	2	3	0	0	0	0	0	0	2	3	-33.3
Osgoode	1	5	0	0	0	0	0	0	1	5	-80.0
Clarence-Rockland City	6	8	0	0	4	0	0	10	10	18	-44.4
Russell Township	0	0	0	0	0	0	0	0	0	0	n/a
Ottawa-Gatineau CMA (Ontario Portion)	108	99	6	9	160	107	40	82	314	297	5.7

**Table 2.1: Starts by Submarket and by Dwelling Type**  
**January - February 2012**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Ottawa City	220	192	18	25	259	158	275	112	772	487	58.5
Ottawa, Vanier, Rockcliffe	8	4	4	15	0	11	211	88	223	118	89.0
Nepean inside greenbelt	2	0	0	0	0	0	0	0	2	0	n/a
Nepean outside greenbelt	62	53	10	10	154	34	12	0	238	97	145.4
Gloucester inside greenbelt	1	0	0	0	0	0	0	0	1	0	n/a
Gloucester outside greenbelt	44	37	2	0	59	11	28	0	133	48	177.1
Kanata	11	24	0	0	36	48	0	0	47	72	-34.7
Cumberland	22	20	0	0	10	36	24	24	56	80	-30.0
Goulbourn	51	25	2	0	0	18	0	0	53	43	23.3
West Carleton	11	11	0	0	0	0	0	0	11	11	0.0
Rideau	2	7	0	0	0	0	0	0	2	7	-71.4
Osgoode	6	11	0	0	0	0	0	0	6	11	-45.5
Clarence-Rockland City	7	8	0	0	4	0	10	10	21	18	16.7
Russell Township	3	2	2	0	0	0	0	6	5	8	-37.5
Ottawa-Gatineau CMA (Ontario Portion)	230	202	20	25	263	158	285	128	798	513	55.8

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market**  
**February 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011
Ottawa City	156	107	0	0	40	72	0	0
Ottawa, Vanier, Rockcliffe	0	0	0	0	0	72	0	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	81	29	0	0	12	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	47	7	0	0	28	0	0	0
Kanata	28	22	0	0	0	0	0	0
Cumberland	0	36	0	0	0	0	0	0
Goulbourn	0	13	0	0	0	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	4	0	0	0	0	10	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	160	107	0	0	40	82	0	0

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market**  
**January - February 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Ottawa City	259	158	0	0	244	112	31	0
Ottawa, Vanier, Rockcliffe	0	11	0	0	180	88	31	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	154	34	0	0	12	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	59	11	0	0	28	0	0	0
Kanata	36	48	0	0	0	0	0	0
Cumberland	10	36	0	0	24	24	0	0
Goulbourn	0	18	0	0	0	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	4	0	0	0	10	10	0	0
Russell Township	0	0	0	0	0	6	0	0
Ottawa-Gatineau CMA (Ontario Portion)	263	158	0	0	254	128	31	0

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market**  
**February 2012**

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011
Ottawa City	264	206	40	72	0	1	304	279
Ottawa, Vanier, Rockcliffe	5	6	0	72	0	1	5	79
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	115	54	12	0	0	0	127	54
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	81	34	28	0	0	0	109	34
Kanata	30	33	0	0	0	0	30	33
Cumberland	2	42	0	0	0	0	2	42
Goulbourn	22	21	0	0	0	0	22	21
West Carleton	6	8	0	0	0	0	6	8
Rideau	2	3	0	0	0	0	2	3
Osgoode	1	5	0	0	0	0	1	5
Clarence-Rockland City	10	8	0	10	0	0	10	18
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	274	214	40	82	0	1	314	297

**Table 2.5: Starts by Submarket and by Intended Market**  
**January - February 2012**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Ottawa City	497	374	244	112	31	1	772	487
Ottawa, Vanier, Rockcliffe	12	29	180	88	31	1	223	118
Nepean inside greenbelt	2	0	0	0	0	0	2	0
Nepean outside greenbelt	226	97	12	0	0	0	238	97
Gloucester inside greenbelt	1	0	0	0	0	0	1	0
Gloucester outside greenbelt	105	48	28	0	0	0	133	48
Kanata	47	72	0	0	0	0	47	72
Cumberland	32	56	24	24	0	0	56	80
Goulbourn	53	43	0	0	0	0	53	43
West Carleton	11	11	0	0	0	0	11	11
Rideau	2	7	0	0	0	0	2	7
Osgoode	6	11	0	0	0	0	6	11
Clarence-Rockland City	11	8	10	10	0	0	21	18
Russell Township	5	2	0	6	0	0	5	8
Ottawa-Gatineau CMA (Ontario Portion)	513	384	254	128	31	1	798	511

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type**  
**February 2012**

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011	% Change
Ottawa City	122	115	26	12	173	172	84	154	405	453	-10.6
Ottawa, Vanier, Rockcliffe	6	3	10	4	3	0	72	65	91	72	26.4
Nepean inside greenbelt	2	3	0	0	0	0	0	0	2	3	-33.3
Nepean outside greenbelt	30	7	6	2	63	55	12	0	111	64	73.4
Gloucester inside greenbelt	0	2	0	0	0	0	0	0	0	2	-100.0
Gloucester outside greenbelt	7	24	4	0	58	0	0	0	69	24	187.5
Kanata	17	11	6	2	3	74	0	0	26	87	-70.1
Cumberland	15	14	0	0	20	35	0	89	35	138	-74.6
Goulbourn	13	28	0	4	0	8	0	0	13	40	-67.5
West Carleton	10	10	0	0	0	0	0	0	10	10	0.0
Rideau	7	5	0	0	0	0	0	0	7	5	40.0
Osgoode	15	8	0	0	26	0	0	0	41	8	**
Clarence-Rockland City	3	18	0	0	0	0	2	0	5	18	-72.2
Russell Township	0	2	0	0	0	0	0	0	0	2	-100.0
Ottawa-Gatineau CMA (Ontario Portion)	125	135	26	12	173	172	86	154	410	473	-13.3

**Table 3.1: Completions by Submarket and by Dwelling Type**  
**January - February 2012**

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Ottawa City	256	240	54	58	251	353	736	397	1,297	1,048	23.8
Ottawa, Vanier, Rockcliffe	18	10	20	12	3	18	566	250	607	290	109.3
Nepean inside greenbelt	2	6	0	0	0	0	0	0	2	6	-66.7
Nepean outside greenbelt	52	32	16	8	116	147	12	32	196	219	-10.5
Gloucester inside greenbelt	1	8	0	0	0	0	0	0	1	8	-87.5
Gloucester outside greenbelt	37	34	4	10	70	19	0	14	111	77	44.2
Kanata	29	37	14	6	8	101	146	0	197	144	36.8
Cumberland	48	24	0	6	28	57	12	101	88	188	-53.2
Goulbourn	24	49	0	16	0	11	0	0	24	76	-68.4
West Carleton	23	16	0	0	0	0	0	0	23	16	43.8
Rideau	7	8	0	0	0	0	0	0	7	8	-12.5
Osgoode	15	16	0	0	26	0	0	0	41	16	156.3
Clarence-Rockland City	8	33	2	0	4	0	2	10	16	43	-62.8
Russell Township	7	6	0	4	0	0	0	0	7	10	-30.0
Ottawa-Gatineau CMA (Ontario Portion)	271	279	56	62	255	353	738	407	1,320	1,101	19.9

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market  
February 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011
Ottawa City	173	172	0	0	84	101	0	53
Ottawa, Vanier, Rockcliffe	3	0	0	0	72	12	0	53
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	63	55	0	0	12	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	58	0	0	0	0	0	0	0
Kanata	3	74	0	0	0	0	0	0
Cumberland	20	35	0	0	0	89	0	0
Goulbourn	0	8	0	0	0	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	26	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	2	0
Russell Township	0	0	0	0	0	0	0	0
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>173</b>	<b>172</b>	<b>0</b>	<b>0</b>	<b>84</b>	<b>101</b>	<b>2</b>	<b>53</b>

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market  
January - February 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Ottawa City	251	353	0	0	590	344	146	53
Ottawa, Vanier, Rockcliffe	3	18	0	0	566	197	0	53
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	116	147	0	0	12	32	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	70	19	0	0	0	14	0	0
Kanata	8	101	0	0	0	0	146	0
Cumberland	28	57	0	0	12	101	0	0
Goulbourn	0	11	0	0	0	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	26	0	0	0	0	0	0	0
Clarence-Rockland City	4	0	0	0	0	10	2	0
Russell Township	0	0	0	0	0	0	0	0
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>255</b>	<b>353</b>	<b>0</b>	<b>0</b>	<b>590</b>	<b>354</b>	<b>148</b>	<b>53</b>

Source: CMHC (Starts and Completions Survey)



**Table 3.4: Completions by Submarket and by Intended Market**  
**February 2012**

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011
Ottawa City	319	299	84	101	2	53	405	453
Ottawa, Vanier, Rockcliffe	17	7	72	12	2	53	91	72
Nepean inside greenbelt	2	3	0	0	0	0	2	3
Nepean outside greenbelt	99	64	12	0	0	0	111	64
Gloucester inside greenbelt	0	2	0	0	0	0	0	2
Gloucester outside greenbelt	69	24	0	0	0	0	69	24
Kanata	26	87	0	0	0	0	26	87
Cumberland	35	49	0	89	0	0	35	138
Goulbourn	13	40	0	0	0	0	13	40
West Carleton	10	10	0	0	0	0	10	10
Rideau	7	5	0	0	0	0	7	5
Osgoode	41	8	0	0	0	0	41	8
Clarence-Rockland City	3	18	0	0	2	0	5	18
Russell Township	0	2	0	0	0	0	0	2
Ottawa-Gatineau CMA (Ontario Portion)	322	319	84	101	2	53	410	473

**Table 3.5: Completions by Submarket and by Intended Market**  
**January - February 2012**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Ottawa City	559	635	590	360	148	53	1,297	1,048
Ottawa, Vanier, Rockcliffe	39	32	566	205	2	53	607	290
Nepean inside greenbelt	2	6	0	0	0	0	2	6
Nepean outside greenbelt	184	187	12	32	0	0	196	219
Gloucester inside greenbelt	1	8	0	0	0	0	1	8
Gloucester outside greenbelt	111	63	0	14	0	0	111	77
Kanata	51	144	0	0	146	0	197	144
Cumberland	76	79	12	109	0	0	88	188
Goulbourn	24	76	0	0	0	0	24	76
West Carleton	23	16	0	0	0	0	23	16
Rideau	7	8	0	0	0	0	7	8
Osgoode	41	16	0	0	0	0	41	16
Clarence-Rockland City	14	33	0	10	2	0	16	43
Russell Township	7	10	0	0	0	0	7	10
Ottawa-Gatineau CMA (Ontario Portion)	580	678	590	370	150	53	1,320	1,101

Source: CMHC (Starts and Completions Survey)



**Table 4: Absorbed Single-Detached Units by Price Range**  
**February 2012**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$374,999		\$375,000 - \$424,999		\$425,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
February 2012	0	0.0	13	14.3	16	17.6	29	31.9	33	36.3	91	468,500	509,720
February 2011	1	1.3	5	6.4	10	12.8	29	37.2	33	42.3	78	484,950	519,112
Year-to-date 2012	1	0.5	19	9.3	22	10.8	78	38.2	84	41.2	204	487,695	506,942
Year-to-date 2011	1	0.6	9	5.2	27	15.5	70	40.2	67	38.5	174	486,200	509,069
Ottawa, Vanier, Rockcliffe													
February 2012	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
February 2011	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	2	16.7	10	83.3	12	814,450	808,208
Year-to-date 2011	0	0.0	0	0.0	0	0.0	2	25.0	6	75.0	8	--	--
Nepean inside greenbelt													
February 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Nepean outside greenbelt													
February 2012	0	0.0	5	18.5	1	3.7	9	33.3	12	44.4	27	496,990	500,670
February 2011	0	0.0	3	50.0	0	0.0	0	0.0	3	50.0	6	--	--
Year-to-date 2012	0	0.0	9	18.8	2	4.2	18	37.5	19	39.6	48	491,990	491,236
Year-to-date 2011	0	0.0	3	10.3	0	0.0	13	44.8	13	44.8	29	498,990	511,713
Gloucester inside greenbelt													
February 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2011	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Gloucester outside greenbelt													
February 2012	0	0.0	0	0.0	0	0.0	2	40.0	3	60.0	5	--	--
February 2011	0	0.0	1	6.7	1	6.7	9	60.0	4	26.7	15	466,900	494,307
Year-to-date 2012	1	2.9	0	0.0	0	0.0	15	42.9	19	54.3	35	502,900	496,150
Year-to-date 2011	0	0.0	1	4.5	1	4.5	14	63.6	6	27.3	22	465,900	488,086
Kanata													
February 2012	0	0.0	2	14.3	2	14.3	8	57.1	2	14.3	14	462,900	459,579
February 2011	0	0.0	0	0.0	2	20.0	3	30.0	5	50.0	10	481,900	521,500
Year-to-date 2012	0	0.0	2	8.0	2	8.0	12	48.0	9	36.0	25	468,500	484,412
Year-to-date 2011	0	0.0	1	2.8	11	30.6	10	27.8	14	38.9	36	457,900	495,622
Cumberland													
February 2012	0	0.0	6	33.3	9	50.0	3	16.7	0	0.0	18	405,445	398,737
February 2011	1	14.3	0	0.0	3	42.9	3	42.9	0	0.0	7	--	--
Year-to-date 2012	0	0.0	7	16.7	14	33.3	21	50.0	0	0.0	42	430,400	420,147
Year-to-date 2011	1	5.9	1	5.9	3	17.6	10	58.8	2	11.8	17	437,900	441,935
Goulbourn													
February 2012	0	0.0	0	0.0	4	44.4	4	44.4	1	11.1	9	--	--
February 2011	0	0.0	0	0.0	3	11.5	10	38.5	13	50.0	26	497,900	523,913
Year-to-date 2012	0	0.0	0	0.0	4	21.1	7	36.8	8	42.1	19	494,900	497,111
Year-to-date 2011	0	0.0	2	4.3	10	21.7	16	34.8	18	39.1	46	464,900	492,901

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**February 2012**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$374,999		\$375,000 - \$424,999		\$425,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
February 2012	0	0.0	0	0.0	0	0.0	2	25.0	6	75.0	8	--	--
February 2011	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2012	0	0.0	1	5.6	0	0.0	2	11.1	15	83.3	18	546,900	548,139
Year-to-date 2011	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Rideau													
February 2012	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
February 2011	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
Osgoode													
February 2012	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
February 2011	0	0.0	1	16.7	1	16.7	2	33.3	2	33.3	6	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
Year-to-date 2011	0	0.0	1	10.0	2	20.0	2	20.0	5	50.0	10	531,200	650,660
Clarence-Rockland City													
February 2012	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	--	--
February 2011	8	61.5	4	30.8	1	7.7	0	0.0	0	0.0	13	277,900	294,846
Year-to-date 2012	5	62.5	2	25.0	1	12.5	0	0.0	0	0.0	8	--	--
Year-to-date 2011	14	63.6	6	27.3	2	9.1	0	0.0	0	0.0	22	277,900	295,414
Russell Township													
February 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2011	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2012	0	0.0	5	71.4	2	28.6	0	0.0	0	0.0	7	--	--
Year-to-date 2011	0	0.0	2	66.7	1	33.3	0	0.0	0	0.0	3	--	--
Ottawa-Gatineau CMA (Ontario portion)													
February 2012	3	3.2	13	13.8	16	17.0	29	30.9	33	35.1	94	468,500	502,471
February 2011	9	9.7	11	11.8	11	11.8	29	31.2	33	35.5	93	458,900	484,168
Year-to-date 2012	6	2.7	26	11.9	25	11.4	78	35.6	84	38.4	219	479,900	495,292
Year-to-date 2011	15	7.5	17	8.5	30	15.1	70	35.2	67	33.7	199	464,900	483,241

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units**  
**February 2012**

Submarket	Feb 2012	Feb 2011	% Change	YTD 2012	YTD 2011	% Change
Ottawa City	509,720	519,112	-1.8	506,942	509,069	-0.4
Ottawa, Vanier, Rockcliffe	--	--	n/a	808,208	--	n/a
Nepean inside greenbelt	--	--	n/a	--	--	n/a
Nepean outside greenbelt	500,670	--	n/a	491,236	511,713	-4.0
Gloucester inside greenbelt	--	--	n/a	--	--	n/a
Gloucester outside greenbelt	--	494,307	n/a	496,150	488,086	1.7
Kanata	459,579	521,500	-11.9	484,412	495,622	-2.3
Cumberland	398,737	--	n/a	420,147	441,935	-4.9
Goulbourn	--	523,913	n/a	497,111	492,901	0.9
West Carleton	--	--	n/a	548,139	--	n/a
Rideau	--	--	n/a	--	--	n/a
Osgoode	--	--	n/a	--	650,660	n/a
Clarence-Rockland City	--	294,846	n/a	--	295,414	n/a
Russell Township	--	--	n/a	--	--	n/a
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	502,471	484,168	3.8	495,292	483,241	2.5

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)**  
**February 2012**

		Number of Sales <sup>1</sup>	Yr/Yr <sup>2</sup> (%)	Sales SA <sup>1</sup>	Number of New Listings <sup>1</sup>	New Listings SA <sup>1</sup>	Sales-to- New Listings SA <sup>2</sup>	Average Price <sup>1</sup> (\$)	Yr/Yr <sup>2</sup> (%)	Average Price <sup>1</sup> (\$) SA
2011	January	687	-5.2	1,243	1,699	2,136	58.2	329,640	1.8	330,847
	February	942	-16.8	1,149	1,887	2,033	56.5	337,797	5.9	339,233
	March	1,247	-17.7	1,115	2,704	2,119	52.6	347,642	5.1	343,910
	April	1,549	-16.5	1,145	2,832	2,100	54.5	352,029	5.4	343,780
	May	1,667	-2.7	1,128	2,831	2,052	55.0	353,046	5.6	343,252
	June	1,724	5.6	1,188	2,742	2,205	53.9	354,524	8.0	348,350
	July	1,337	15.4	1,206	2,266	2,333	51.7	342,925	6.4	344,891
	August	1,349	19.4	1,270	2,294	2,252	56.4	339,415	5.3	344,913
	September	1,220	12.5	1,245	2,448	2,299	54.2	337,109	3.8	345,186
	October	1,083	2.6	1,207	1,960	2,194	55.0	339,802	-0.5	345,543
	November	1,031	8.2	1,303	1,504	2,068	63.0	347,675	6.9	362,428
	December	715	13.3	1,352	782	2,158	62.7	335,330	3.2	343,834
2012	January	690	0.4	1,200	1,706	2,125	56.5	349,525	6.0	352,022
	February	1,026	8.9	1,214	2,249	2,267	53.6	349,797	3.6	354,306
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q4 2010	2,640	-7.8	4,321				331,669	4.9	
	Q4 2011	2,829	7.2	4,246				341,541	3.0	
	YTD 2011	1,629	-12.3	3,586				334,357	4.2	
	YTD 2012	1,716	5.3	3,955				349,688	4.6	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

<sup>1</sup>Source: CREA

<sup>2</sup>Source: CMHC, adapted from MLS® data supplied by CREA

**Table 6: Economic Indicators**  
**February 2012**

		Interest Rates			NHPI, Total, Ottawa- Gatineau CMA 2007=100	CPI, 2002 =100 (Ottawa- Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (.000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2011	January	592	3.35	5.19	111.7	117.9	516	6.6	71.9	1,034
	February	607	3.50	5.44	111.5	118.2	516	6.5	71.7	1,047
	March	601	3.50	5.34	111.6	119.5	520	6.3	72.0	1,035
	April	621	3.70	5.69	113.1	120.0	522	6.1	72.0	1,024
	May	616	3.70	5.59	112.3	121.0	523	5.8	71.9	1,018
	June	604	3.50	5.39	112.6	120.2	524	5.5	71.6	1,009
	July	604	3.50	5.39	112.7	120.4	522	5.3	71.1	1,002
	August	604	3.50	5.39	113.3	120.5	522	4.9	70.7	996
	September	592	3.50	5.19	113.5	121.1	521	5.0	70.5	999
	October	598	3.50	5.29	113.6	121.1	518	5.6	70.4	1,003
	November	598	3.50	5.29	113.6	121.0	518	6.1	70.8	1,012
	December	598	3.50	5.29	113.7	120.3	522	6.0	71.1	1,021
2012	January	598	3.50	5.29	114.1	120.6	531	5.7	72.0	1,023
	February	595	3.20	5.24		121.4	535	6.0	72.6	1,026
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

**Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)**  
**February 2012**

		Number of Sales <sup>1</sup>	Yr/Yr <sup>2</sup> (%)	Sales SA <sup>1</sup>	Number of New Listings <sup>1</sup>	New Listings SA <sup>1</sup>	Sales-to- New Listings SA <sup>2</sup>	Average Price <sup>1</sup> (\$)	Yr/Yr <sup>2</sup> (%)	Average Price <sup>1</sup> (\$) SA
2011	January	687	-5.2	1,243	1,699	2,136	58.2	329,640	1.8	330,847
	February	942	-16.8	1,149	1,887	2,033	56.5	337,797	5.9	339,233
	March	1,247	-17.7	1,115	2,704	2,119	52.6	347,642	5.1	343,910
	April	1,549	-16.5	1,145	2,832	2,100	54.5	352,029	5.4	343,780
	May	1,667	-2.7	1,128	2,831	2,052	55.0	353,046	5.6	343,252
	June	1,724	5.6	1,188	2,742	2,205	53.9	354,524	8.0	348,350
	July	1,337	15.4	1,206	2,266	2,333	51.7	342,925	6.4	344,891
	August	1,349	19.4	1,270	2,294	2,252	56.4	339,415	5.3	344,913
	September	1,220	12.5	1,245	2,448	2,299	54.2	337,109	3.8	345,186
	October	1,083	2.6	1,207	1,960	2,194	55.0	339,802	-0.5	345,543
	November	1,031	8.2	1,303	1,504	2,068	63.0	347,675	6.9	362,428
	December	715	13.3	1,352	782	2,158	62.7	335,330	3.2	343,834
2012	January	690	0.4	1,200	1,706	2,125	56.5	349,525	6.0	352,022
	February	1,026	8.9	1,214	2,249	2,267	53.6	349,797	3.6	354,306
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q4 2010	2,640	-7.8		4,321			331,669	4.9	
	Q4 2011	2,829	7.2		4,246			341,541	3.0	
	YTD 2011	1,629	-12.3		3,586			334,357	4.2	
	YTD 2012	1,716	5.3		3,955			349,688	4.6	

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<sup>1</sup>Source: CREA

<sup>2</sup>Source: CMHC, adapted from MLS® data supplied by CREA



**Table 6: Economic Indicators**  
**February 2012**

		Interest Rates			NHPI, Total, Ottawa- Gatineau CMA 2007=100	CPI, 2002 =100 (Ottawa- Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2011	January	592	3.35	5.19	111.7	117.9	516	6.6	71.9	1,034
	February	607	3.50	5.44	111.5	118.2	516	6.5	71.7	1,047
	March	601	3.50	5.34	111.6	119.5	520	6.3	72.0	1,035
	April	621	3.70	5.69	113.1	120.0	522	6.1	72.0	1,024
	May	616	3.70	5.59	112.3	121.0	523	5.8	71.9	1,018
	June	604	3.50	5.39	112.6	120.2	524	5.5	71.6	1,009
	July	604	3.50	5.39	112.7	120.4	522	5.3	71.1	1,002
	August	604	3.50	5.39	113.3	120.5	522	4.9	70.7	996
	September	592	3.50	5.19	113.5	121.1	521	5.0	70.5	999
	October	598	3.50	5.29	113.6	121.1	518	5.6	70.4	1,003
	November	598	3.50	5.29	113.6	121.0	518	6.1	70.8	1,012
	December	598	3.50	5.29	113.7	120.3	522	6.0	71.1	1,021
2012	January	598	3.50	5.29	114.1	120.6	531	5.7	72.0	1,023
	February	595	3.20	5.24		121.4	535	6.0	72.6	1,026
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

## METHODOLOGY

### Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

### Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

## STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "dwelling unit", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "start", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "under construction" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "completion", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "absorbed" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

## DWELLING TYPES:

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

## INTENDED MARKET:

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

**Freehold:** A residence where the owner owns the dwelling and lot outright.

**Condominium (including Strata-Titled):** An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

**Rental:** Dwelling constructed for rental purposes regardless of who finances the structure.

## GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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